

# AN EXCLUSIVE COASTAL CAROLINA DEVELOPMENT OPPORTUNITY

FOR SALE OR BUILD-TO-RENT | 80 PARTIALLY-DEVELOPED SINGLE FAMILY DETACHED LOTS | 95 APPROVED MULTIFAMILY UNITS

BOLIVIA, NORTH CAROLINA | WILMINGTON MSA

**80 SHOVEL READY SINGLE FAMILY LOTS**



**BRUNSWICK  
COMMUNITY COLLEGE**



**blustrand**  
real estate group

**BRUNSWICK COUNTY, NC**



## INVESTMENT OVERVIEW

**Blue Strand Real Estate Group, LLC**, exclusive agent for the Seller, is pleased to present this offering for sale of 80 single-family detached lots and 95 multifamily units in Brunswick County, North Carolina. This residential development opportunity is being offered to all prospective developers, builders and investors. The 80 single-family lots are permitted to finish construction, and the 95 multifamily units are approved by Brunswick County.

Please be advised that the Seller will evaluate **ALL** offers submitted by prospective purchasers based upon (I) purchase price, (II) contract terms, (III) industry reputation, (IV) financial strength, and (V) confidence in the purchaser's ability to close the transaction.

All interested Parties should submit a Letter of Intent (LOI) including the following information:

- **Purchase Price**
- **Due Diligence Period**
- **Contingencies**
- **Earnest Money**
- **Closing Date**
- **Conditions to Close**

All offers shall be submitted in writing and emailed to **CurtisDukes12@gmail.com** prior to 5:00pm EST , September 14, 2023. The Seller reserves the right to accept any offer prior to this date or to modify any or all time frames within the call for offers schedule.

## CALL FOR OFFERS - September 14, 2023

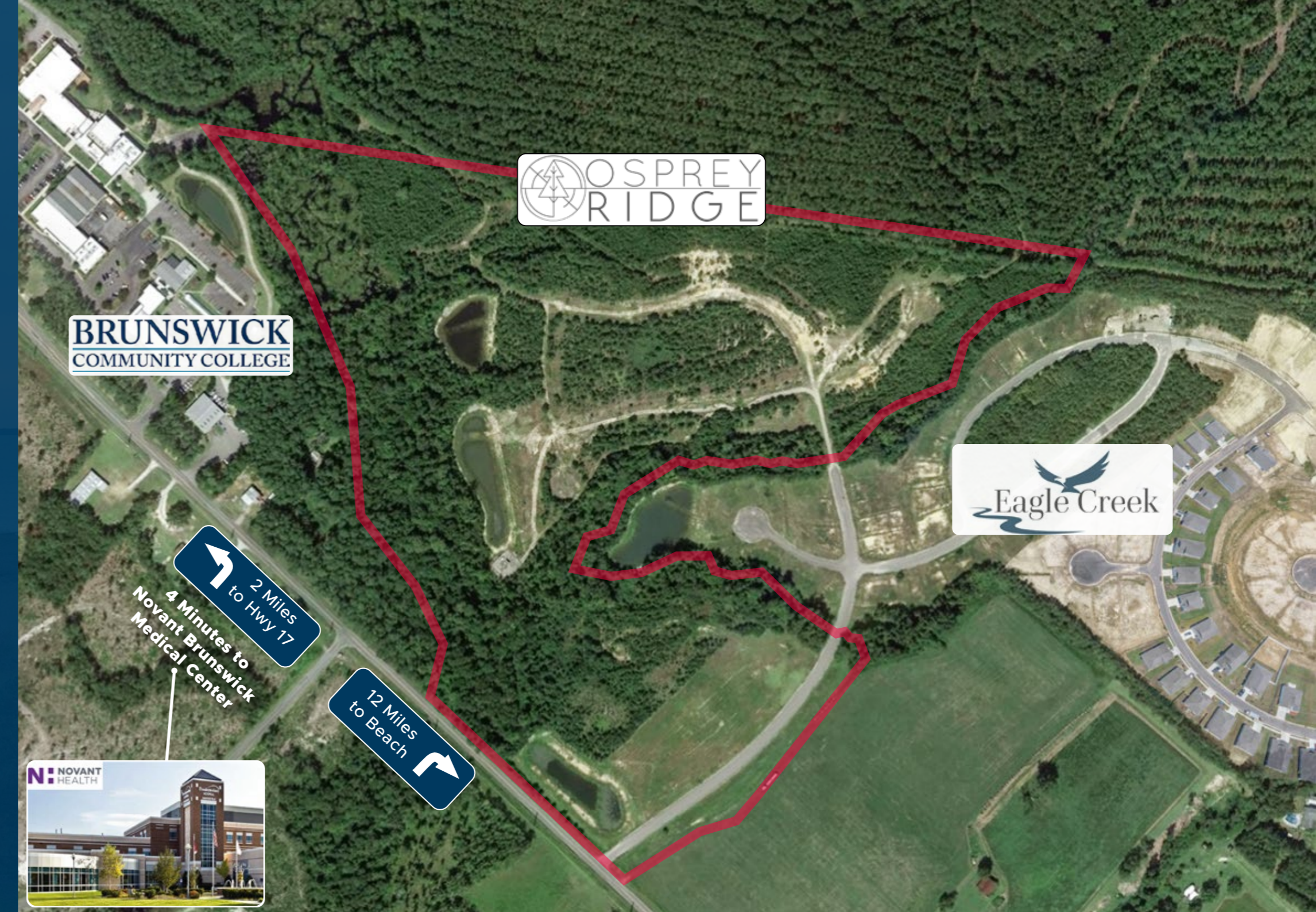
**EXCLUSIVE REAL ESTATE BROKERAGE & MARKETING BY:**  
**Blue Strand Real Estate Group, LLC**



**CURTIS DUKES, BROKER/OWNER**

Direct Phone: (828) 217-2084  
Office Phone: (843) 663-2084  
Email: CurtisDukes12@gmail.com

1021 Sea Mountain Highway #A1  
North Myrtle Beach, SC 29582





**An exclusive opportunity to acquire 80 partially developed single family detached and 95 multifamily units adjacent to Eagle Creek, located within one of the fastest-growing counties in the Country.**

Osprey Ridge, an exclusive development site located in Brunswick County, North Carolina is adjacent to the highly-successful residential community Eagle Creek. The property is well situated for the development of a build-to-rent community or for the delivery of for-sale single-family homes.

Ideally situated adjacent to Brunswick Community College, with an annual enrollment of nearly 10,000, the site is well positioned as a for-sale, build-to-rent, or student-focused development project.

ADDRESS	Old Ocean Hwy
MUNICIPALITY	Bolivia, North Carolina
APPROXIMATE ACREAGE	46.90± Acres
CURRENT USE	Vacant / Residential
ZONING	PUD/R-7500
MAXIMUM MULTI-FAMILY HEIGHT	40'
SINGLE-FAMILY MIN LOT WIDTH	50'
PUBLIC SCHOOLS	Supply Elementry Cedar Grove Middle School South Brunswick High School

PARCEL ID #	1530000406
2022 TAX BILL	\$4,827
FUTURE LAND USE	Single-Family Detached & Multifamily Residential
DENSITY	80 single-family detached lots 95 approved multifamily units
ACCESS	Old Ocean Hwy provides access to U.S. Hwy 17 and Hwy 211
FLOOD ZONE	See Due Diligence folder for approved Jurisdictional Determination (Exp. April '25)
WATER/SEWER	Brunswick County Water & Sewer
ELECTRICITY	Brunswick Electric



**Preliminary 95-unit multifamily site plan prepared by St. Bourke and approved single family construction drawings by McKim & Creed.**

Site Plan options available under the current conditions:

**Option A:**  
 80 - 50' Single Family Detached Lots  
 95 - Multifamily Units

**Option B:**  
 80 - 50' Single Family Detached Lots  
 64 - 26' Townhome

*\*Additional townhome density available via different townhome widths*

**Osprey Ridge will be sold as a separate development from Eagle Creek and will not be subject to the architectural requirements or HOA assessments from Eagle Creek.**

**NO RENTAL RESTRICTIONS**

## OSPREY RIDGE

SITE PLAN BRUNSWICK COUNTY, NC

### DEVELOPMENT SUMMARY

(A) MAX DENSITY PLAN (WITH AMENITY)	TOTAL AREA= ±46.90 ACRES
APARTMENTS= 95	TOTAL WETLAND AREA= ±11.63 ACRES
SINGLE FAMILY= 80	TOTAL DEVELOPABLE LAND= ±35.27 ACRES
<b>TOTAL UNITS= 175 UNITS</b>	
DENSITY= ±3.73 UNITS/ACRE	MIN BUILDING SEPARATION= 20'
	MAX BUILDING HEIGHT= 50'
(B) TOWNHOME PLAN (WITHOUT AMENITY)	
TOWNHOMES= 64	
SINGLE FAMILY= 80	
<b>TOTAL UNITS= 144 UNITS</b>	
DENSITY= ±3.07 UNITS/ACRE	
(C) TOWNHOME PLAN (WITH AMENITY)	
TOWNHOMES= 38	
SINGLE FAMILY= 80	
<b>TOTAL UNITS= 118 UNITS</b>	
DENSITY= ±2.52 UNITS/ACRE	
TOWNHOME (TH) SIZE= 20' x 50'	
APARTMENT (APT) A SIZE= 208' x 82' (56 UNITS)	
APARTMENT (APT) B SIZE= 156' x 82' (40 UNITS)	



(B) TOWNHOME PLAN WITHOUT AMENITY

ST. BOURKE drapac SCALE: 1" = 100'



(A) MAX DENSITY PLAN WITH AMENITY



# INVESTMENT HIGHLIGHTS



80 SINGLE FAMILY DETACHED LOTS AND 95 APPROVED MULTIFAMILY UNITS



FUTURE +/- 2.5 ACRE AMENITY AREA IS NOT A REQUIREMENT BY THE EXISTING ZONING REQUIREMENTS OR HOA AND CAN BE REPLACED WITH ADDITIONAL UNITS



+/- 46.90 ACRES ZONED FOR PUD/R-7500 FOR UP TO 5.8 UNITS TO THE ACRE



WATER AND SEWER UTILITIES ARE SERVICED BY BRUNSWICK COUNTY



THE MULTIFAMILY SECTION ALLOWS COMPLETE FLEXIBILITY IN PRODUCT TYPE AND LAYOUT WITH A MAXIMUM OF 95 UNITS.



PROPERTY WILL BE SOLD SEPARATE FROM THE ADJACENT SINGLE-FAMILY COMMUNITY AND IS NOT SUBJECT TO HOMEOWNERS ASSOCIATION ARCHITECTURAL REQUIREMENTS OR FUTURE ASSESSMENTS



LIMITED LAND AND LOT SUPPLY IN BRUNSWICK COUNTY



LOW IMPACT FEES FOR CONNECTION TO WATER/SEWER.



NO RENTAL RESTRICTIONS, ALLOWING FOR THE DEVELOPMENT OF A BUILD-FOR-RENT PROJECT



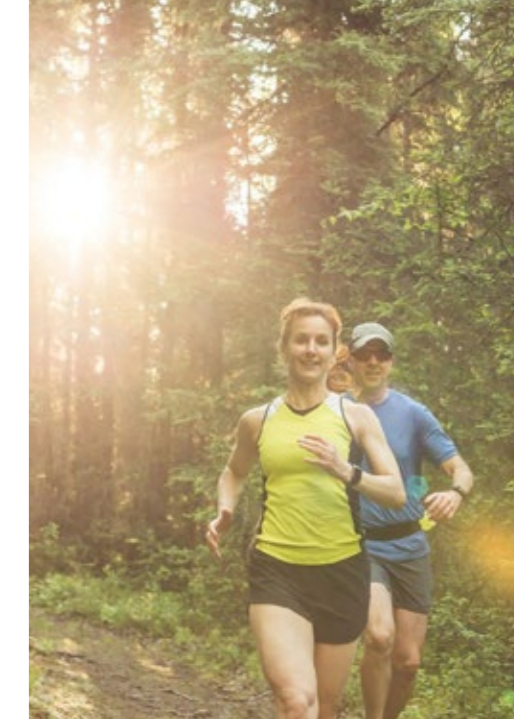
UPDATED AND APPROVED WETLAND JURISDICTIONAL DETERMINATION IN PLACE. EXPIRES IN APRIL OF 2025



EXISTING HORIZONTAL INFRASTRUCTURE OFFERS EXPEDITED TIME-TO-DELIVERY AND AN INHERENT VALUE PROPOSITION



OLD OCEAN HWY PROVIDES EASY ACCESS TO U.S. HWY 17 AND HWY 211





# SITE CONDITIONS

Infrastructure at Osprey Ridge includes the following:

- Sewer
- Stormwater
- Water
- Graded R.O.W.

### SITE UTILITIES

<b>Public Water</b>	Brunswick County Water & Sewer
<b>Public Sewer</b>	Brunswick County Water & Sewer
<b>Fire Protection</b>	Sunset Harbor & St. James District
<b>Police Protection</b>	Brunswick County

### BRUNSWICK COUNTY PUBLIC UTILITY FEES

Bed	Water	Sewer
3 BR	\$3,902	\$3,999
4BR	\$4,286	\$5,332

# EXISTING SUBSURFACE INFRASTRUCTURE

(Water, Sewer, Stormwater and Graded R.O.W.)

-  Roads paved - Topped
-  Water installed
-  Sewer Installed
-  Stormwater
-  Force Main
-  Power

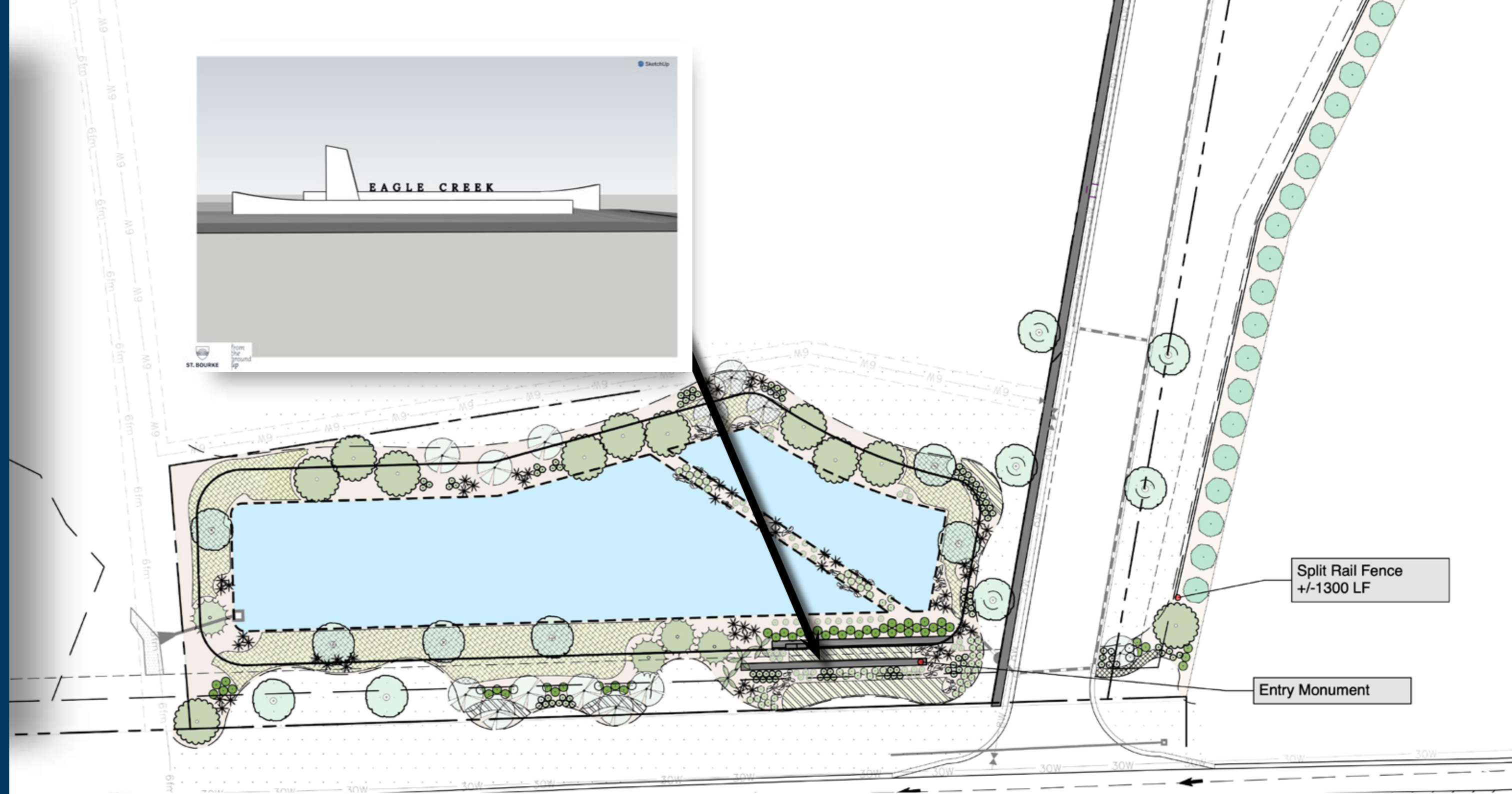




## FUTURE COMMON AREA IMPROVMENTS

The Western Entrance at Eagle Creek Drive and Old Ocean Hwy is undergoing a complete renovation and enhancement.

- New Eagle Creek Entrance Monument
- Decorative Stone and Lighting
- Entrance and adjacent Stormwater Pond Landscaping
- Irrigated Trees, Shrubs and Sod with additional hardscape
- Split Rail Fence along Eastern boundary of Eagle Creek Drive





# The Competitive Set

Total Sales Volume  
(Compared to March 2022)


**+8.1%**

Average Sales Price  
(Compared to March 2022)

**+2.8%**

New Listings  
(Compared to 2022)


**+8.3%**




<b>Builder</b>	Bill Clark Homes, Trusst Builders
<b>Price</b>	\$428k - \$558k
<b>ASP</b>	\$510,235
<b>Average SF</b>	2,236
<b>Price Per SF</b>	\$268




<b>Builder</b>	DR Horton
<b>Price</b>	\$238k - \$403k
<b>ASP</b>	\$289,751
<b>Average SF</b>	1,729
<b>Price Per SF</b>	\$171




<b>Builder</b>	DR Horton
<b>Price</b>	\$265k - \$445k
<b>ASP</b>	\$335,770
<b>Average SF</b>	1,808
<b>Price Per SF</b>	\$190



<b>Builder</b>	Multiple Builders
<b>Price</b>	\$259k - \$1.8MM
<b>ASP</b>	\$713,712
<b>Average SF</b>	2,853
<b>Price Per SF</b>	\$248



<b>Builder</b>	Century Complete, True Homes
<b>Price</b>	\$254 - \$435k
<b>ASP</b>	\$301,903
<b>Average SF</b>	1,847
<b>Price Per SF</b>	\$164



<b>Builder</b>	McKee Homes
<b>Price</b>	\$213k - \$330k
<b>ASP</b>	\$295,415
<b>Average SF</b>	1,721
<b>Price Per SF</b>	\$173

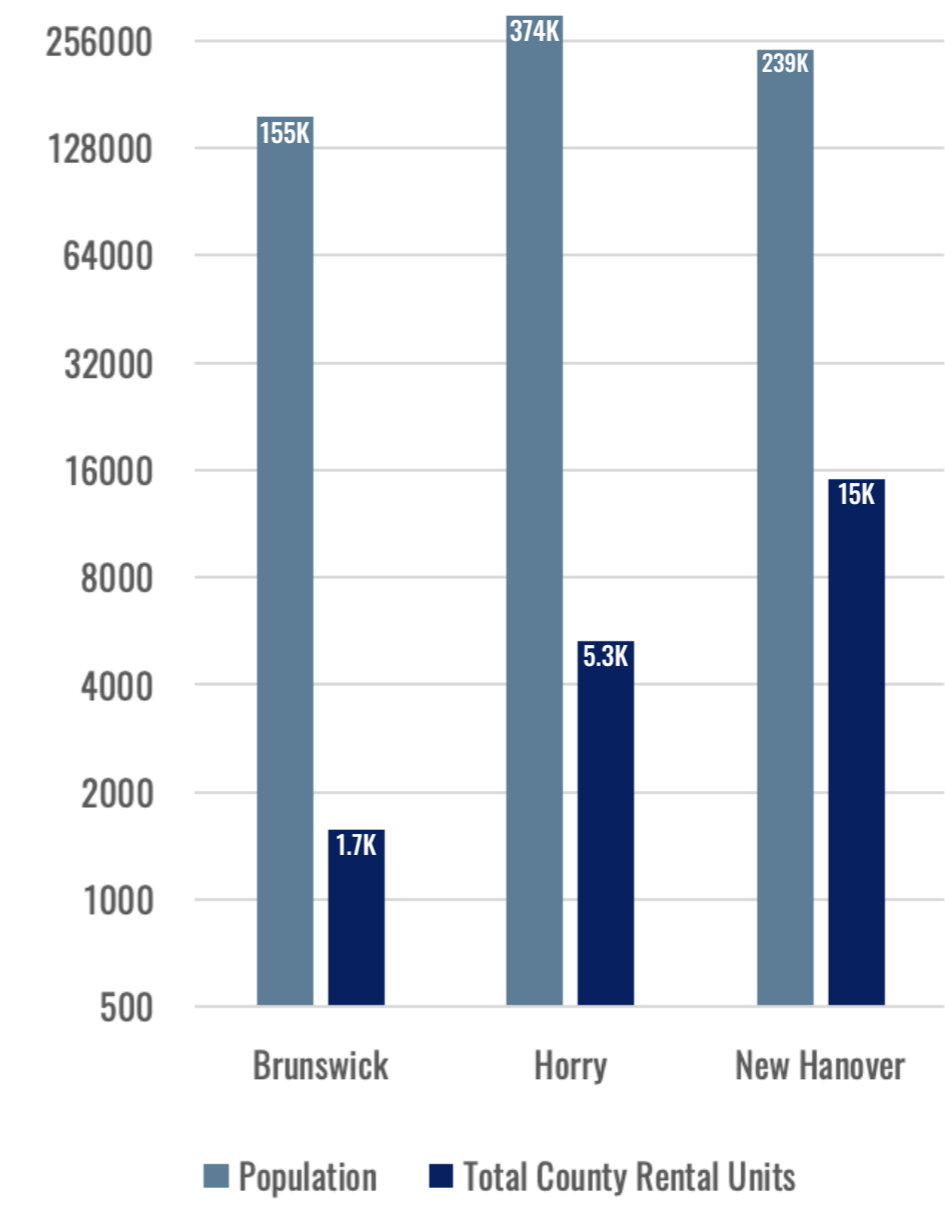






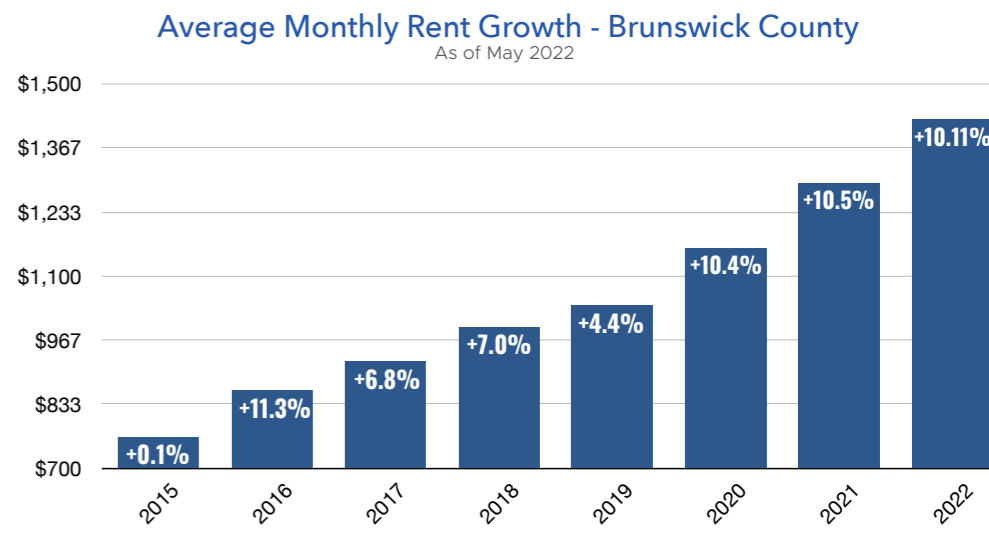
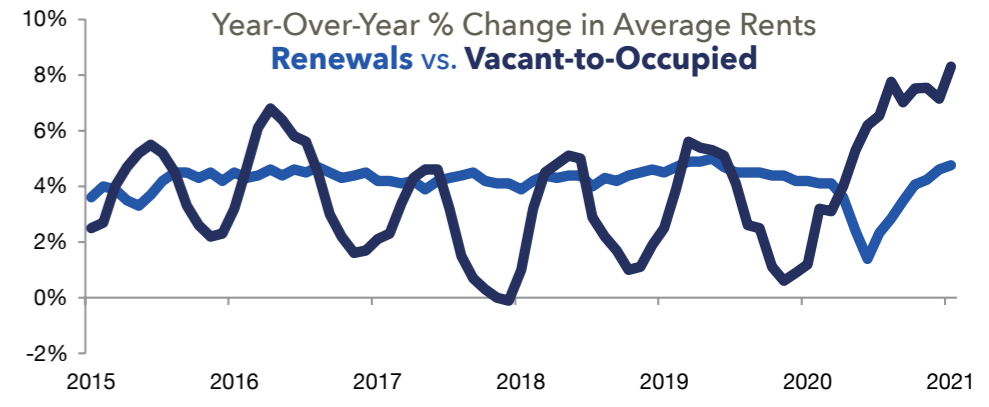
	COMMUNITY	CITY	YR. BUILT	AVG. RENT	AVG. SF	AVG. \$/SF
1	Hawthorne at Pine Forest	Oak Island	2020	\$1,707	1,120	\$1.56
2	Egret Crossing	Southport	2002	\$1,000	850	\$1.17
3	Birch Pond Apartments	Shallotte	2002	\$1,000	995	\$1.00
4	Hawthorne at Leland	Leland	2017	\$1,963	1070	\$1.27
5	Encore at Westgate	Leland	2005	\$1,674	1,335	\$1.25
6	Comet Westgate	Leland	2018	\$1,500	1,100	\$1.36
7	The Park at Village Oaks	Leland	2008	\$1,200	1,080	\$1.11

### POPULATION VS AVAILABLE RENTAL UNITS



The multifamily industry has continued its upward trend in 2022, as Brunswick County average asking rents rose 10.11% in the first five months of the year. Nationally, year-over-year asking rent growth is well above pre-pandemic performance at 13.9% as of May 2022.

Rents are driven by the tremendous amount of liquidity and the performance of multifamily. Investors are allocating capital to the segment because of its stable cash flow, the favorable supply-demand fundamentals, and the belief that cash flow will grow as rents continue to rise at above-trend levels. The expectations for solid rent growth in coming years should prevent acquisition yields from ballooning, even if rates keep increasing.








HAWTHORNE AT  
**PINE FOREST**  
APARTMENT HOMES

1045 Woodsia Way  
Oak Island, NC 28461  
Brunswick County

Year Built: 2020  
Total Units: 168  
Total Area: 188,160  
Occupancy: 100%

### Community Amenities

- Bicycle Racks
- Breakfast/Coffee Concierge
- Business Center/Computer Lab
- Recreation Center & Game Room
- Club House
- Fitness Center
- Garages
- Lounge
- Pet Care
- Playground
- Pool
- Putting Greens
- Spa

### Apartment Features

- Ceiling Fan
- Granite Countertops
- Kitchen
- Patio
- Patio or Balcony
- Smoke Free Community
- Stainless Steel Appliances
- Tub/Shower
- Walk-In Closets

UNIT TYPE	# OF UNITS	UNIT SIZE	AVG. RENT
1 BR - 1 BA	19	777 - 789	\$1,376 - \$1,401
1 BR - 1 BA	15	795	\$1,371
1 BR - 1 BA	15	859	\$1,429
2 BR - 2 BA	24	1,087	\$1,724 - \$1,734
2 BR - 2 BA	24	1,092 - 1,099	\$1,744 - \$1,784
2 BR - 2 BA	24	1,104 - 1,195	\$1,879 - \$1,909
2 BR - 2 BA	24	1,213	\$1,868 - \$1,908
3 BR - 2 BA	11	1,315	\$1,949 - \$2,094
3 BR - 2 BA	12	1,327	\$2,008 - \$2,023
<b>Total / Avg.</b>	<b>168</b>	<b>1,120</b>	<b>\$1,707.37</b>



HAWTHORNE  
**AT LELAND**

436 Hawthorne Loop Rd SE  
Leland, NC 28451  
Brunswick County

Year Built: 2017  
Total Units: 171  
Total Area: 182,457  
Occupancy: 100%

### Community Amenities

- 24 Hour Availability
- Bicycle Racks
- Breakfast/Coffee Concierge
- Business Center/Computer Lab
- Club House
- Elevator
- Fitness Center
- Garages
- Gated Community
- Key Fob Entry
- Lounge
- Maintenance on site
- Picnic Area & Playground
- Pool & Grills
- Recreation Center Game Room
- Spa
- Storage Space
- Trash Pickup - Door to Door
- Walking/Biking Trails
- Wi-Fi at Pool and Clubhouse

### Apartment Features

- Broadband Internet Access
- Cable or Satellite
- Disability Access
- Double Pane Windows
- Double Vanities
- Fireplace
- Island Kitchen
- Kitchen
- Patio or Balcony
- Security System
- Smoke Free Community
- Sprinkler System
- Stainless Steel Appliances
- Trash Compactor
- Tub/Shower
- View
- Vinyl Flooring
- Walk-In Closets
- Washer/Dryer in Unit
- Window Covering

UNIT TYPE	# OF UNITS	UNIT SIZE	AVG. RENT
1 BR - 1 BA	28	807	\$1,299 - \$1,505
1 BR - 1 BA	28	849	\$1,299 - \$1,473
2 BR - 2 BA	28	1,078	\$1,599 - \$1,716
2 BR - 2 BA	29	1,193	\$1,699 - \$1,819
2 BR - 2 BA	29	1,166	\$1,799 - \$1,888
3 BR - 2 BA	29	1,306	\$1,893 - \$1,969
<b>Total / Avg.</b>	<b>171</b>	<b>1067</b>	<b>\$1,963.33</b>





# cape COTTAGES

2909 Shoals Point Way  
Leland, NC 28451  
Brunswick County

Year Built: 2022  
Total Units: 315  
Occupancy: 94%

UNIT TYPE	UNIT SIZE	AVG. RENT
1 BR - 1 BA	672 - 752	\$1,349
1 BR - 1 BA	510	\$1,385 - \$1,405
2 BR - 2 BA	924	\$1,729
2 BR - 2 BA	918	\$1,729 - \$1,859
2 BR - 2 BA	757	\$1,629
2 BR - 2 BA	978 - 1,102	\$1,745 - \$2,176
3 BR - 2.5 BA	1,293	\$2,209 - \$2,339
2 BR - 2.5 BA	982	\$1,976 - \$2,006
3 BR - 2.5 BA	1,288	\$2,319 - \$2,519
<b>Total / Avg.</b>	<b>936</b>	<b>\$1,785.55</b>

## Community Amenities

- Bicycle Racks
- Pool
- Business Center
- Concierge
- Clubhouse & Lounge
- Putting Greens
- Cabana
- Courtyard
- Pond
- Fitness Center

## Apartment Features

- Ceiling Fan
- Granite Countertops
- Kitchen
- Private, Covered Porch
- Smoke Free Community
- Stainless Steel Appliances
- Designer Lighting
- Walk-In Closets



# encore AT WESTGATE

2626 Goose Island Drive  
Leland, NC 28451  
Brunswick County

Year Built: 2023  
Total Units: 240  
Occupancy: 97%

## Community Amenities

- 24-Hour Gym & Fitness Center
- Yoga & Spin Room
- Resort-Style Saltwater Pool w/Tanning
- Clubhouse w/Coffee Bar & Game Room
- Resident Social & Gaming Lounge
- Bike & Kayak Storage Barn
- Pet-Friendly w/ Leashless Dog Park
- Dog Wash Station
- Private Garages Available
- Free Wi-Fi in Pool Area and Clubhouse
- Responsive Onsite Management
- Planned Resident Events
- Smoke-Free Community
- Convenient Online Rental Payments

## Apartment Features

- Brand New Townhomes
- Custom Cabinetry
- Quartz Countertops
- Fully Equipped Open Concept Kitchen
- Energy Star® Stainless Steel Appliances
- Walk-In Closet\*
- Walk-In Showers\*
- In-Home Washer & Dryer
- Attractive Wood-Style Flooring
- 9-Foot Ceilings
- Garden-Style Soaking Tubs\*
- Pool Views\*
- Kitchen Island or Peninsula
- Kitchen Pantry\*
- Private Screened-in Porch
- Spacious Laundry Rooms
- In-Unit Washer & Dryer
- Ceiling Fans in Living Space & Bedrooms

UNIT TYPE	UNIT SIZE	AVG. RENT
1 BR - 1 BA	1,252	\$1,930 - \$2,030
1 BR - 1 BA	1,266	\$1,299 - \$1,473
2 BR - 2 BA	1,487	\$1,599 - \$1,716
<b>Total / Avg.</b>	<b>1,335</b>	<b>\$1,674.50</b>





# COMET

## WESTGATE

5090 Tradeway Dr  
Leland, NC 28451  
Brunswick County

Year Built: 2019  
Total Units: 266  
Total Area: 283,376  
Occupancy: 99.7%

UNIT TYPE	# OF UNITS	UNIT SIZE	AVG. RENT
1 BR - 1 BA, A1A	24	668	\$1,140 - \$1,635
1 BR - 1 BA, A1C	24	724	\$1,245 - \$1,730
1 BR - 1 BA, A1D	24	724	\$1,245 - \$2,080
1 BR - 1 BA, A1E	24	732	\$1,160 - \$2,035
1 BR - 1 BA, A1H	24	801	\$1,240 - \$2,038
2 BR - 2 BA, B2A	24	994	\$1,460 - \$2,410
2 BR - 2 BA, B2C	24	1,038	\$1,500 - \$2,745
2 BR - 2 BA, B2D	24	1,145	\$1,500 - \$2,765
2 BR - 2 BA, B2E	24	1,148	\$1,525 - \$2,768
2 BR - 2 BA, B2G	25	1,212	\$1,550 - \$2,800
2 BR - 2 BA, B2H	25	1,214	\$1,585 - \$2,844
<b>Total / Avg.</b>	<b>266</b>	<b>1,120</b>	<b>\$1,500</b>

### Community Amenities

- Concierge
- Car Charging Station
- Elevator
- Clubhouse
- Fitness Center
- Pool
- Sundeck

### Apartment Features

- Ceiling Fan
- Kitchen
- Smoke Free
- Washer/Dryer Hookup
- Wi-Fi
- Walk-In Closets







# Brunswick County

— North Carolina —

For several consecutive years, Brunswick County has remained the fastest-growing county in the State of North Carolina and 4th in the nation among counties with populations of 20,000 or more from 2010 - 2020. Brunswick County's Population increased 4% in CY2020 (per US Census) compared to the US growth average (0.6%) over same time frame.

Driving to and from some of Coastal Carolina's most attractive and charming cities is quick and easy from Waterside: North Myrtle Beach is 31 miles; Shallotte is 11 miles; Southport is 12 miles; and Wilmington is located approximately 25 miles from the site.

Brunswick is an ideal location with six island beaches, outdoor attractions and activities, historic culture and museums, over 30 championship golf courses, nature trails, local breweries, wineries and even more to come with the recent growth in this county.

Modern conveniences (grocery stores, shopping, local boutiques, hardware stores, restaurants, medical and pharmacies) are located within just a few miles of Waterside.

**"NORTH CAROLINA'S FASTEST GROWING COUNTY"**  
2021 CENSUS

**"5 TOWNS VOTED IN TOP 40 COASTAL DESTINATIONS"**  
GOODHOUSEKEEPING.COM

**"ONE OF THE 21 BEST BEACHES IN THE WORLD"**  
NATIONAL GEOGRAPHIC

**"28TH FASTEST GROWING COUNTY IN THE U.S."**  
SOUTHEAST DISCOVERY

## BRUNSWICK COUNTY, NC

The fundamental housing shortage in the U.S. continues to drive demand for new product across the country. Nationwide, inventory remains much lower than average, bringing the Brunswick County average sales price up 3% as of March 2023 as a result.

This increase may seem small compared to 2021's record-breaking numbers, but the number of homes sold in March 2023 was 21% higher than 2020, 20% higher than 2019, and 16% higher than 2018. With strong demand remaining and low inventory, our market is positioned to remain highly competitive

Brunswick County's residential real estate market remained steady in March 2023 with total sales volume at \$237,490,000 an +8% increase from last years \$219,840,000. The average sales price increased 2.8%, from \$432,764 to \$445,038. New listings were down 2.6%, from 615 to 599, while the number of units sold increased 3%, from 508 to 523.

Demand remains strong, with homes spending an average of 30 - 45 days on the market and sell quickly at 97% of the list price on average. This is likely to continue for some time as Google Trends shows a +250% increase in search volume over the past 24 months for buyers looking for homes in Brunswick County.

▶ **The average sale price for single family homes in March 2023 was \$445,038.**

▶ **Average monthly sale price for single family homes increased +3% in the last 12 months.**

▶ **Total Annual Sales Volume as of March 2023 was \$237,490,000.**

▶ **Absorption Rate = >1 Month Supply**

### BRUNSWICK COUNTY HOMES SALES (LAST 12 MONTHS)

PRICE RANGE	NUMBER OF SALES	PERCENTAGE
Under \$200k	144	2.9%
\$200k - \$250k	394	8.0%
\$250k - \$300k	809	16.5%
\$300K - \$350K	737	15.1%
\$350K - \$400K	535	11.0%
\$400K - \$450K	418	8.5%
\$450K - \$500K	278	5.7%
\$500K - \$600K	511	10.4%
\$600K - \$500K	538	11.0%
\$800K - \$1MM	258	5.3%
\$1MM +	274	5.6%
<b>TOTAL</b>	<b>4,896</b>	<b>100%</b>
\$250 - \$350	1546	31.6%
\$250k - \$400k	2081	42.6%

#### MAJOR EMPLOYERS

<b>Brunswick County Board of Education</b>	<b>1000 +</b>
<b>County of Brunswick</b>	<b>1000 +</b>
<b>Duke Energy</b>	<b>1000 +</b>
<b>Novant Health</b>	<b>1000 +</b>
<b>PPD Development, LLC</b>	<b>1000 +</b>
<b>Progress Energy Service Co.</b>	<b>500-999</b>
<b>Brunswick Community College</b>	<b>250-999</b>
<b>Lowes Food, LLC</b>	<b>250-999</b>



# POPULATION

## BRUNSWICK COUNTY, NC

4th Fastest Growing County in the U.S.

## MILITARY POPULATION

NC has the 4th largest military population in the nation. 80% of which resides in the southeastern region of NC.

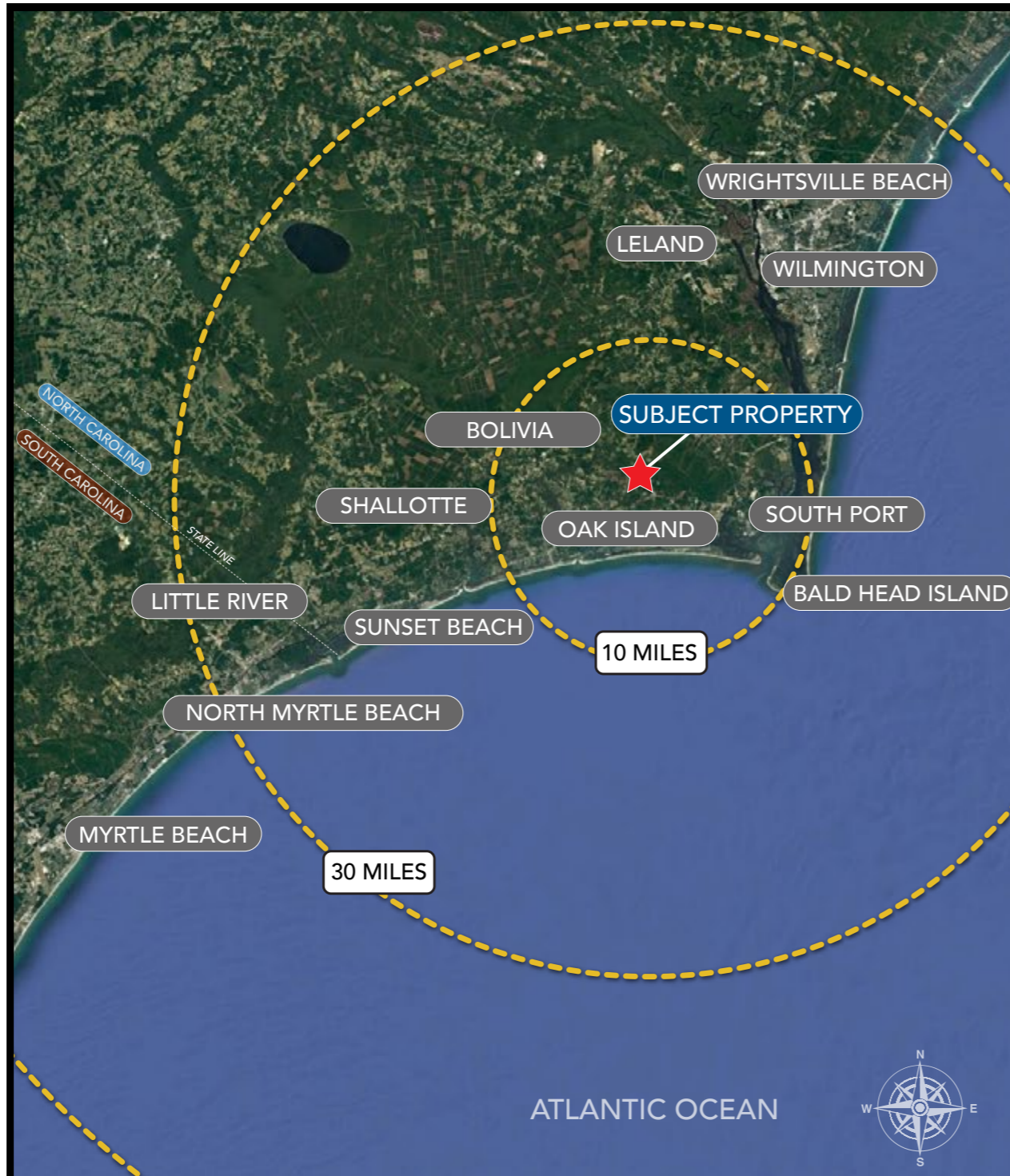
## HOUSEHOLDS

Number of Households: **59,416**  
Home Value 12 Month: **+23.2%**

## SURGING HOME SALES

Year	All Homes	New Homes
2018	4793	1188
2019	4915	1228
2020	6334	1530
2021	5413	1477
2022	2198*	711*

\*As of June, 2022



### Points Of Interest

- Distance in Miles
- Beach of Oak Island: 13 Miles
- Championship Golf Courses: 12 Within 16 Miles
- Grocery Store: 8.6 - Lowes Food
- Hospital: 3.6 - Novant Health
- Schools: All within 13 mi - K-12
- Airport: 27.3 mi - Wilmington ILM





## Southport

Southport is located only a few miles down the road from Goose Marsh, on the coast in Southeastern NC, where the Cape Fear River meets the Atlantic Ocean. It is known for its charming waterfront scenery & restaurants, historic past, the maritime heritage of forebears, and the salubrious breezes that cast a calm and welcoming ambiance over the residents and visitors of this little slice of heaven.



## Wilmington

Defined by its rich past and a bright future, a vibrant riverfront city with timeless character that has preserved its historic places, while fostering an ever-evolving independent spirit. From the charm of its moss-draped, brick-lined historic district to the evolving north-end of its river district, there are new things to discover around every corner. At the center of it all is the river that inspires new experiences and fresh ideas, as seen from the local storefronts & cafes, to the film industry, & local arts & music scene.



## Bald Head Island

With no cars and no crowds, Bald Head Island preserves the natural beauty and stress-free lifestyle of a simpler time. Explore 14 miles of pristine beaches, thousands of acres of protected salt marshes and a spectacular expanse of maritime forest. Whether you come for a round at one of the region's premier golf courses, a savory culinary experience offered at four distinct dining venues, you'll discover an island oasis of fun and relaxation with year-round activities and amenities for all ages.



## Myrtle Beach

The City of Myrtle Beach is a residential and vacation community at the heart of South Carolina's Grand Strand coast. Our 400,000+ permanent residents and millions of visitors enjoy wide beaches, warm weather and an incredible range of entertainment and activities. The name "Myrtle Beach" comes from the wax myrtle, an abundant local shrub, and was chosen in a name-the-town contest in 1900.



## Holden Beach

Holden Beach, with its distinction as one of the best family beaches in the country by National Geographic Traveler, is the obvious choice. Offering small-town charm and unspoiled beauty, Holden Beach strives to keep it family oriented, making this and surrounding areas the destination for those who seek a relaxing getaway or are ready to settle into a new, permanent home.



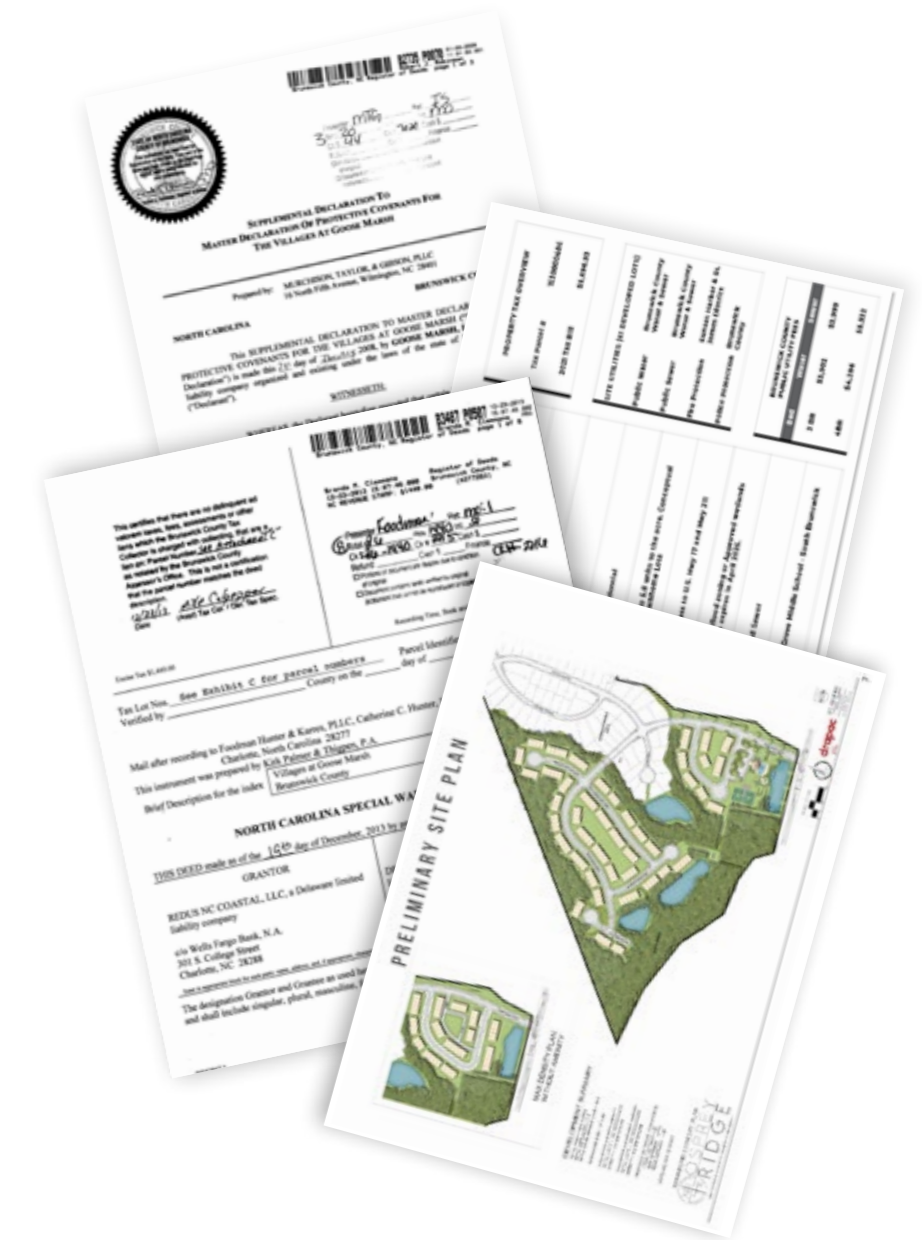
## Shallotte

Shallotte's strategic central location makes it the central business hub of southern Brunswick County. Shallotte is the spot where residents & visitors from miles around come to shop, dine & enjoy entertainment. Within the town's 28 square-miles there are more than 610 businesses. While Shallotte is still considered a small town, it has a lot of amenities often found in larger cities.

# DUE DILIGENCE FILES & ENTITLEMENT DOCUMENTS

[Click Here To Download](#)

**CALL FOR OFFERS**  
**SEPTEMBER 14, 2023**  
**5:00PM EST**



**Disclaimer:** The information contained in this market brochure is from the sources we deem accurate and reliable, however; it is submitted without representation or warranty and Blue Strand Real Estate Group assumes no liability for errors and omissions of any kind.





# bluestrand

real estate group

Blue Strand Real Estate Group is a full-service residential and commercial real estate company based out of North Myrtle Beach. Our primary focus is new home communities with an emphasis on developer, builder, and exclusive buyer representation. Since spring of 2012, Blue Strand Real Estate Properties has closed over 750 transactions for a total of more than \$250,000,000 in sales volume.

In an ever changing Real Estate market, we realize that no two deals are ever the same. Therefore, we tailor custom real estate marketing programs to accomplish our clients' goals. Through detailed research and constant networking, our team will provide thorough analyses of the current Real Estate market and projections on future sales activity. Although market conditions constantly change, our commitment and dedication to providing our clients with the BEST professional Real Estate services will always remain the same.

**Blue Strand Real Estate Group**  
1021 Sea Mountain Highway #A1  
North Myrtle Beach, SC 29582  
[www.BlueStrandGroup.com](http://www.BlueStrandGroup.com)



**Curtis Dukes, Broker/Owner**  
Mobile - (828) 217-2084  
Office - (843) 663-2084  
[CurtisDukes12@gmail.com](mailto:CurtisDukes12@gmail.com)